

Master Plan Map Comments for  
Planning District 1

Order:

- a. Submitted in Numerical Order (PD X – X.R)
- b. Staff Recommendation(s) in Numerical Order  
(PD X- X)
- c. Multiple Amendments

Paul Cramer

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**From:** Henry Charlot [hcharlotjr@yahoo.com]  
**Sent:** Friday, August 05, 2011 4:42 PM  
**To:** Yolanda W. Rodriguez; Leslie T. Alley; Henry Charlot  
**Cc:** Paul Cramer; Geoffrey N. Moen; Theresa R. Becher  
**Subject:** Master Plan Changes - Lafayette Square and Warehouse District Heights  
**Attachments:** Master Plan Amendment Form Lafayette Square and Warehouse District July 2011.doc;  
DOWNTOWN Master Plan Changes - Lafayette Hieght Study Language.pdf

See the attached documents requesting changes to the Master Plan as recommended by the downtown Development District of New Orleans

**Paul Cramer**

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**From:** Henry Charlot [HCharlot@neworleansdowntown.com]  
**Sent:** Monday, August 08, 2011 10:53 AM  
**To:** Yolanda W. Rodriguez; Leslie T. Alley  
**Cc:** Paul Cramer; Geoffrey N. Moen; Theresa R. Becher; Ann Woodruff / Jack Stewart; mkimball@prcno.org  
**Subject:** RE: Master Plan Changes - Lafayette Square and Warehouse District Heights  
**Attachments:** Master Plan Amendment Form Lafayette Square and Warehouse District Ej Review July 2011.doc

CPC Team, following is a minor addition to the document sent Friday re: Lafayette Square and Warehouse District Heights changes to the Master Plan:

1. The Future Land Use Map should show that the Lafayette Height Study map area as a unique and defined area that is called "Upper CBD Mixed Use" instead of the current "Mixed-Use High Density" distinction. The phrase "High Density" appears to be misleading.

Both Jack Stewart of the Lafayette Square Neighborhood Association and Michelle Kimball of the PRC are in support of these changes. The revised document with this addition is attached. Thank you.

**From:** Henry Charlot [mailto:hcharlotjr@yahoo.com]  
**Sent:** Friday, August 05, 2011 4:42 PM  
**To:** ywrodriguez@nola.gov; lalley@nola.gov; Henry Charlot  
**Cc:** pcramer@nola.gov; gnmoe@nola.gov; trbecher@nola.gov  
**Subject:** Master Plan Changes - Lafayette Square and Warehouse District Heights

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## PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 PROPOSED TEXT AND MAP CHANGES CITY PLANNING COMMISSION

**PURPOSE:** Incorporate into the text Master Plan the building heights recommended in the Layette Square and Warehouse District Historic Area Height Study. This study was requested Councilmember Stacy Head and commissioned by the DDD. The full study document and related maps of building heights have been previously submitted to the City Planning Commission. The relevant section of the Master Plan is Chapter 9, volume 3, page 38.

The recommendations in this study were vetted and approved by an 11 member task force of neighborhood residents and property owners and developers. Consensus was reached through a collaborative public process.

The initial Height Study made recommendations on a parcel by parcel basis. A second phase of the study was conducted in order to bring the recommendations back to the block level to make them suitable for inclusion in the zoning code.

The Future Land Use Map should be adjusted to made the same as that labeled "Figure 17-2 "Maximum Building Heights" in the July 2011 Draft of the Comprehensive Zoning Ordinance as proposed by Camiros Inc.

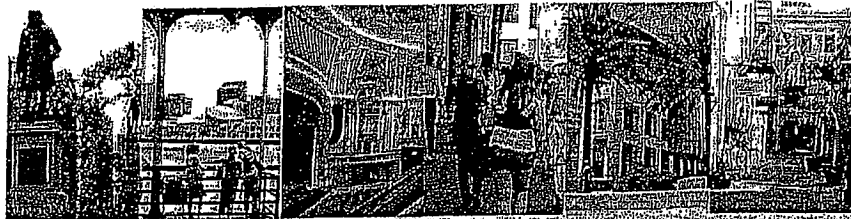
### **CHANGES**

1. The Downtown Development District recommends that the changes to allowable building heights as recommended in the above document be written into the Master Plan document in order to provide protections until such time as a consistent companion zoning code is adopted.
2. The DDD proposes the adoption of an Interim Zoning District that contains the exact language, boundaries, heights and other recommendations in the above study

The Lafayette Square Neighborhood Association and the Warehouse Area Neighborhood Association also support the above recommended changes.

Attached is the appropriate section of the Master Plan with a summary reference to the Height study. However, we believe that incorporation of the full language and the adoption of the Interim Zoning District are necessary to give the area the protections developed in the study recommendations.

## A 21st-century downtown marked by a unique blend of preservation and innovation



**Preservation and innovation.** For cities, notes that cities with vibrant downtowns "out-compete others in attracting investment and jobs in part because housing in the region has proven to be a better investment, educated workers necessary for economic diversity seek regions with vibrant downtowns, conventions that build bridges to other cities seek venues in lively and historic downtowns, and the tolerance for diversity that serves as a stimulus for many companies flourishes in healthy downtowns."

New Orleans is increasingly successful in these and other dimensions. More important, downtown is New Orleans' birthplace and common ground.

Dedicated stewardship—with active management by a substantial residential population—continue to preserve and enhance a rich mix of historic and cultural amenities, reinforcing downtown as a regional economic engine that fosters investment in the medical district, fast-growing creative and green industries of the mind, higher-value "cultural tourism" and similar benefits. Market support exists to double downtown's residential population over the next seven years and create new neighborhoods along the South Rampart corridor and on the vacant Convention Center expansion site.

The Downtown Development District's collaborations with the Canal Street Development Corporation, the French Quarter and other partners are critical to taking steps essential to achieving the downtown's full promise.

Bring Canal Street's historic theaters and upper floors back to life with a stabilization of building code and targeted financial incentives (recouped at investors' request for public leadership).

Restore the historic former Charity Hospital and nearby buildings to create a vibrant use with the medical district.

Manage development in all of the historic districts to preserve their integrity and character.

Animate key walking streets like Ulloa Magazine and Royal to encourage convention and Super Bowl attendees, French Quarter visitors, medical district employees, Warehouse District gallery visitors, and others to explore other parts of downtown. In the process, all of downtown will become more competitive as a place to live, work, shop, visit, and invest.

Aggregate land to set the stage for creation of new mixed-use downtown neighborhoods, and work with the Iberville public housing residents on further planning. Undertake a series of transit and other transportation initiatives to enhance connections to the city, neighborhoods and the larger city and region.

As this Master Plan is being completed, the mayor has raised the issue of the need to rebuild City Hall or find a replacement. Over the longer term, this offers New Orleans the opportunity to plan for a vital new civic center and city hall that can emerge as a national symbol of New Orleans' spirit, energy, and inclusiveness, and make an important contribution to downtown's vitality.

street parking; and regulatory barriers to renovation of upper floor space. Of the two shopping malls in downtown before the storm, one, New Orleans Centre, has not reopened, while the other, Riverwalk Mall, continues to serve primarily tourists.

The French Quarter maintains its character as a true, thriving mixed-use neighborhood, replete with a diversity of small businesses. French Quarter businesses would benefit from better non-automobile access downtown and more affordable, more accessible parking for those who choose to drive. In the less well-traveled portions of the Quarter—and along North Rampart Street in particular—more

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Paul Cramer

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**From:** Henry Charlot [hcharlotjr@yahoo.com]  
**Sent:** Friday, August 05, 2011 4:46 PM  
**To:** Yolanda W. Rodriguez; Leslie T. Alley; Henry Charlot  
**Cc:** Paul Cramer; Geoffrey N. Moen; Nicole Webre  
**Subject:** Master Plan changes - Canal St Heights  
**Attachments:** Master Plan Amendment Form Canal Street Heights July 2011.doc

See the attached changes to the Master Plan regarding Canal St heights as recommended by the Downtown Development District of New Orleans.

# PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030

## PROPOSED TEXT AND MAP CHANGES CITY PLANNING COMMISSION

**PURPOSE:** Recommend changes in the allowable Heights on Canal Street

### *CHANGES*

1. The Downtown Development District of New Orleans recommends changing the text of the Master Plan and the future land use map to reflect the following:
  - A. Allowable Heights on the French Quarter side of Canal Street should generally be allowed to be at least 120 ft, on the Canal St face, with the block split mid way to Iberville St, and the height on the Iberville St side dropping back to not more than 75 feet
  - B. For corner properties with lot areas of at least 30,000 square feet, the allowable height on the Canal St face should be eligible for a 30 foot height bonus similar to the FAR bonus system in Chapter 17.5 "Public Benefit FAR bonus provisions"
  - C. Existing properties already exceeding this height should be allowed to build back to their current height, if the properties are ever destroyed or demolished
  - D. Existing properties which are not at this height should only be allowed to build back to their current height, if the properties are ever destroyed or demolished

The DDD believes these changes will allow for the proper transition to the lower heights in the French Quarter beginning on Iberville St., while still allowing some additional height on the Canal St face similar to some of the current existing structures.



MP

PD 1-4R

You replied on 10/21/2011 11:31 AM.

## CPCinfo

**From:** David Peltier [d1319dec@cox.net]  
**To:** CPCinfo  
**Cc:**  
**Subject:** Master Plan. Governor Nicholls St. Wharf  
**Attachments:**

**Sent:** Fri 10/21/2011 11:12 AM

## Cold Storage, New Orleans

This was a fight the citizens fought and won. The area in question is on the river at the foot of Esplanade Ave called the Governor Nicholls Street Wharf. The new City Master Plan indicates that this land be used for Recreation and Parks. HOWEVER, the Port of New Orleans has requested this be used for maritime services. This is not a good idea.

Presently there is a park one side, Moonwalk and Woldenberg parks. On the other side is the soon to be completed new Riverfront Crescent Park (name to be determined). These two areas open the riverfront for public use which has never been opened before. Why not join these two areas as is the scope of the existing master plan.

Please do not change this area to maritime use.

Why?

1. Street traffic would be intrusive to both historical neighborhoods involved, The French Quarter and Faubourg Marigny if they are servicing this area as was clearly demonstrated during the Cold Storage fight
2. This is considered by the maritime industry as the most dangerous spot on the River for collisions of marine vessels. Why chance another ship hitting vessels moored at this dangerous location.
3. Leaving this as public parks opens the areas on either side to one continuous public area and a walkable riverfront

David Peltier

504-948-7330